



Order Filed on March 28, 2017 by  
Clerk U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY (NEWARK)

Caption in Compliance with D.N.J. LBR 9004-1(b)  
2017-0417

**Powers Kirn, LLC**  
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728 Marne Highway, Suite 200  
Moorestown, NJ 08057  
(856) 802-1000  
Attorney for Citibank, N.A., not in its individual  
capacity but solely as Owner Trustee for PMT NPL  
Financing 2015-1

In Re:

Christine Crandon aka Christine A. Hill  
Vincent J. Crandon

Case No.: 16-34616-JKS

Chapter: 7

Hearing Date: 03/28/2017 at 10:00am

Judge: Honorable John K. Sherwood

Recommended Local Form:

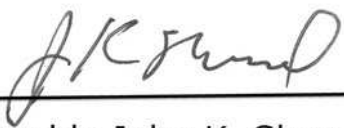
☒ Followed

☐ Modified

**ORDER VACATING STAY**

The relief set forth on the following page is hereby **ORDERED**.

**DATED: March 28, 2017**

  
\_\_\_\_\_  
Honorable John K. Sherwood  
United States Bankruptcy Court

Upon the motion of Powers Kirn, LLC, Attorneys for Citibank, N.A., not in its individual capacity but solely as Owner Trustee for PMT NPL Financing 2015-1 ("Citibank, N.A.") debtor(s)' mortgagee, under Bankruptcy Code Section 362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause, it is

**ORDERED** that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real property more fully described as 14 James Brite Cir, Mahwah, NJ 07430

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, and any trustee and any other party who entered an appearance on the motion.

**Certificate of Notice Page 3 of 3**  
 United States Bankruptcy Court  
 District of New Jersey

In re:  
 Christine Crandon  
 Vincent J. Crandon  
 Debtors

Case No. 16-34616-JKS  
 Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
 Form ID: pdf903

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Mar 28, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 30, 2017.

db/jdb +Christine Crandon, Vincent J. Crandon, 14 James Brite Circle, Mahwah, NJ 07430-2527

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 30, 2017

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 28, 2017 at the address(es) listed below:

David E. Sklar on behalf of Debtor Christine Crandon dsklar@scuramealey.com,  
 ecfbkfilings@scuramealey.com; cbalala@scuramealey.com; ascolavino@scuramealey.com  
 David E. Sklar on behalf of Joint Debtor Vincent J. Crandon dsklar@scuramealey.com,  
 ecfbkfilings@scuramealey.com; cbalala@scuramealey.com; ascolavino@scuramealey.com  
 Eric R. Perkins on behalf of Trustee Eric R. Perkins eperkins@mdmc-law.com, slahr@mdmc-law.com,  
 nj42@ecfcbis.com, gdelmonaco@mdmc-law.com  
 Eric R. Perkins eperkins@mdmc-law.com, slahr@mdmc-law.com, nj42@ecfcbis.com,  
 gdelmonaco@mdmc-law.com  
 John R. Morton, Jr. on behalf of Creditor Daimler Trust mortonlaw.bcraig@verizon.net,  
 donnal@mortoncraig.com; mhazlett@mortoncraig.com  
 Linda S. Fossi on behalf of Creditor US Bank Cust PC6, Sterling Natl lfossi@zeitlawfirm.com,  
 gzeit@zeitlawfirm.com; cdillon@zeitlawfirm.com; rzeit@zeitlawfirm.com  
 Scott Sears on behalf of Plaintiff Travis Roemmele ssears@cgajlaw.com, csarras@cgajlaw.com  
 Scott Sears on behalf of Creditor Travis Roemmele ssears@cgajlaw.com, csarras@cgajlaw.com  
 U.S. Trustee. USTPRegion03.NE.ECF@usdoj.gov  
 William M.E. Powers on behalf of Creditor CitiBank, N.A., not in its individual capacity but  
 solely as Owner Trustee for PMT NPL Financing 2015-1 ecf@powerskirn.com  
 William M.E. Powers, III on behalf of Creditor PennyMac Loan Services, LLC servicer for PMT  
 NPL Financing 2015-1 ecf@powerskirn.com  
 William M.E. Powers, III on behalf of Creditor CitiBank, N.A., not in its individual capacity  
 but solely as Owner Trustee for PMT NPL Financing 2015-1 ecf@powerskirn.com

TOTAL: 12